

For Lease

717.293.4477



700 INDIAN SPRINGS DRIVE
LANCASTER, PA 17601



Ruth M. Devenney, CCIM, SIOR
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rdevenney@high.net

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- Estimated Annual Operating Budget
- Location Maps
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- Zoning Map
- Zoning Ordinance
- Property Tax Information
- Deed
- ESRI Site Map
- ESRI Executive Summary
- Floor Plan



► *Class "A" Office Building*



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*700 Indian Springs Drive
Lancaster, PA 17601*

Total Square Feet:
3,948 – 5,612 square feet

Lease Rate:
\$17.75 - \$18.75/SF Gross

Description:
Can be combined for a total of 9,560 square feet. There is a possibility to add more square feet. Furniture is available.

PROPERTY INFORMATION

Square Feet Available	Suite 301: 3,948 square feet @ \$18.75/SF gross Suite 303: 5,612 square feet @ \$17.75/SF gross
Year Constructed	2007
Type Construction	Brick, concrete, precast panels
Ceiling Height	10 feet
Roof	Flat
HVAC	VAV
Electric	Ample
Lighting	Fluorescent

Water	Public								
Sewer	Public								
Parking	Ample parking								
Municipality	West Hempfield Township								
County	Lancaster County								
Zoning	Industrial zoning								
Tax Account #	300-73489-0-0000								
Deed Reference #	05707969								
Real Estate Assessment (2018)	\$10,822,700								
Real Estate Taxes (2018)	<table><tr><td>County</td><td>\$ 31,504.88</td></tr><tr><td>Municipal</td><td>\$ 15,692.92</td></tr><tr><td>School</td><td>\$173,200.00</td></tr><tr><td>Total</td><td>\$220,397.80</td></tr></table>	County	\$ 31,504.88	Municipal	\$ 15,692.92	School	\$173,200.00	Total	\$220,397.80
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Municipal	\$ 15,692.92								
School	\$173,200.00								
Total	\$220,397.80								

LEASING INFORMATION

	<u>Suite 301</u>	<u>Suite 303</u>
Square Feet	3,948 square feet	5,612 square feet
Lease Rate	\$18.75/SF Gross	\$17.75/SF Gross
Annual Rent	\$74,025	\$99,613
Monthly Rent	\$6,169	\$8,301

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Property Photos

700 Indian Springs Drive
Lancaster, PA 17601



Property Photos

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Estimated Annual Operating Budget

700 Indian Springs Drive
Lancaster, PA 17601

Available Square Feet		58,631
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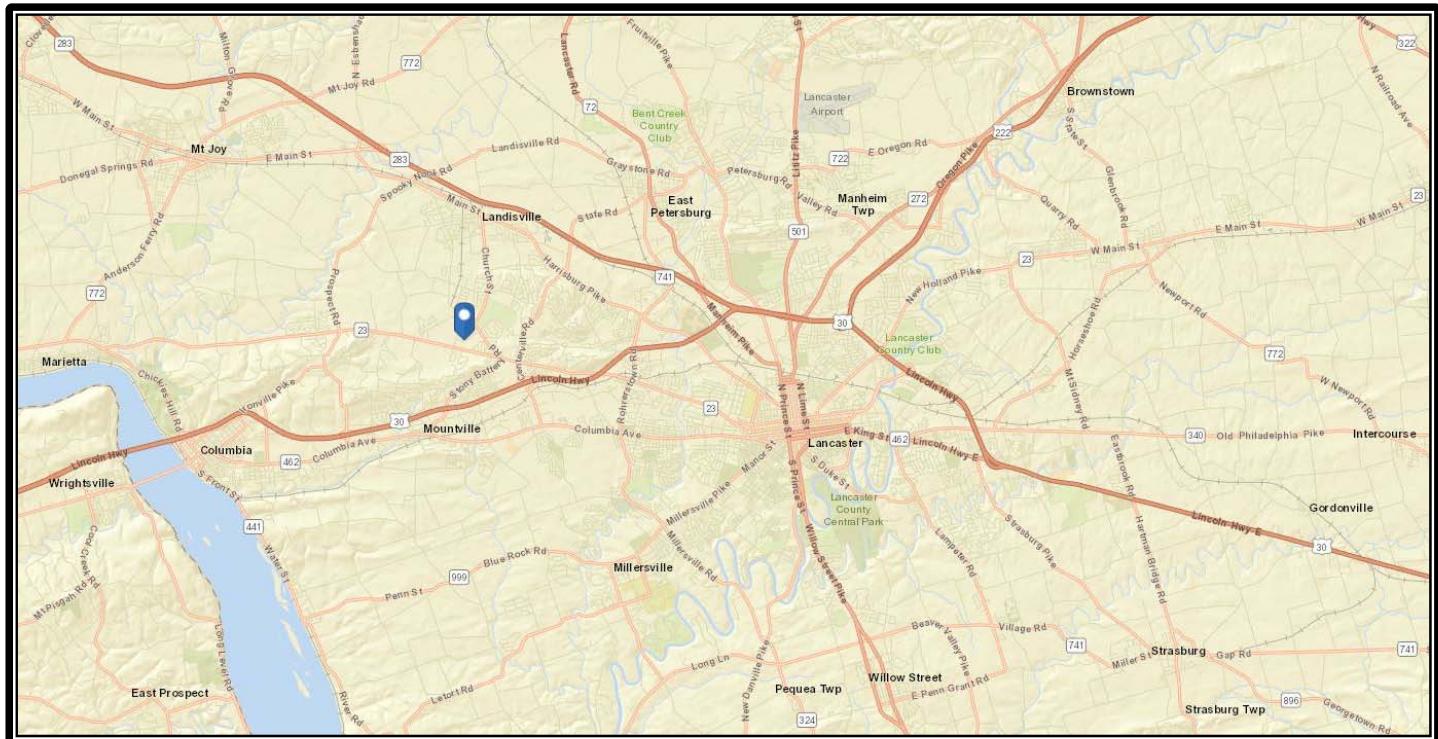
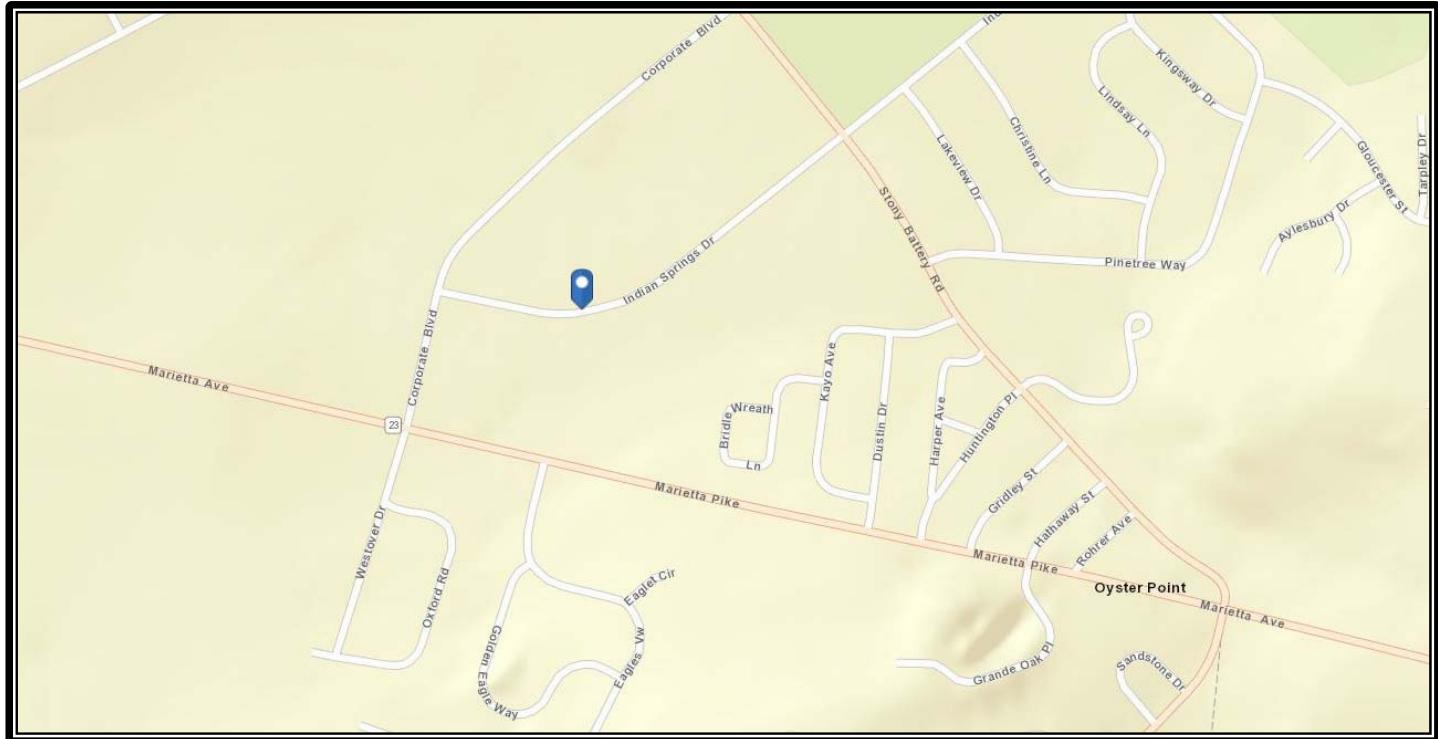
Services	Annual Estimate	Per SF
Taxes	\$ 89,553	\$ 1.53
Insurance	\$ 26,571	\$ 0.45
Water/Sewer	\$ 4,800	\$ 0.08
Total	\$ 120,924	\$ 2.06

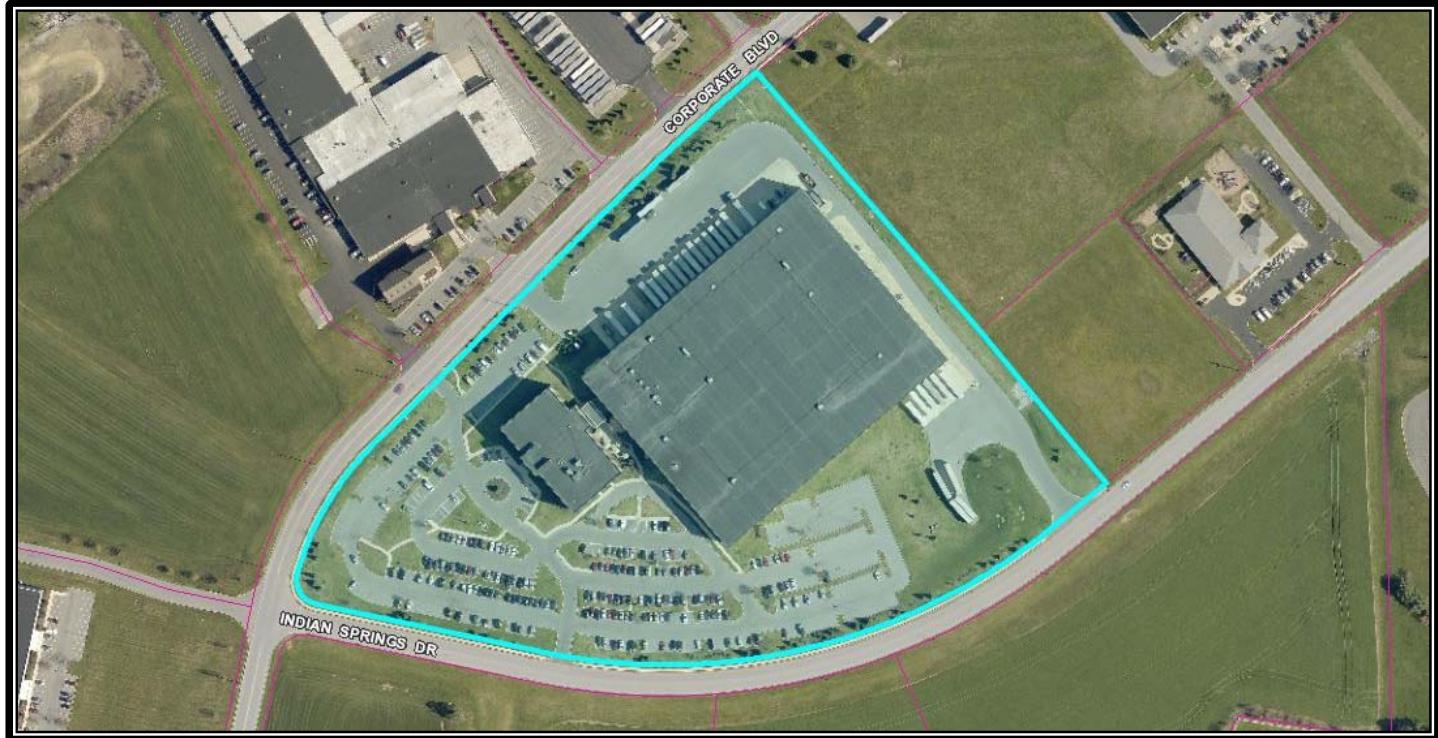
Paid By Tenant	Annual Estimate	Per SF
Snow Removal	\$ 10,500	\$ 0.18
Outside Maintenance	\$ 64,000	\$ 1.09
Total	\$ 74,500	\$ 1.27

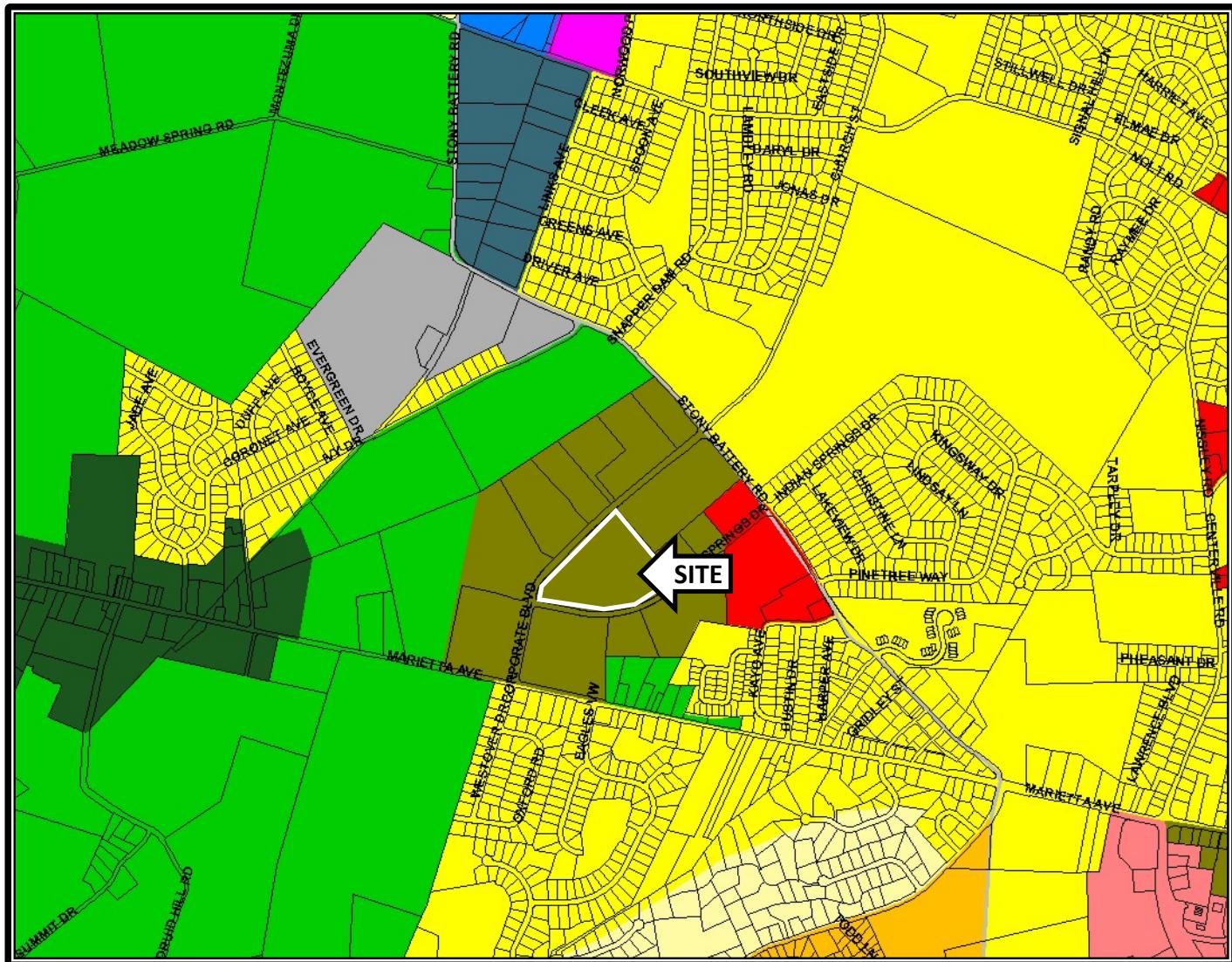
Utility Costs	Annual Estimate	Per SF
Gas	\$ 15,500	\$ 0.26
Electric	\$ 100,790	\$ 1.72
Total	\$ 116,290	\$ 1.98

Grand Total	\$ 311,714	\$ 5.32
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These costs are included in the rent.







Industrial Zone

SECTION 502

I-2 GENERAL INDUSTRIAL DISTRICT

502.1 INTENDED PURPOSE

It is the purpose of the I-2 General Industrial District to provide for industrial activities in areas affording adequate highway and/or railroad access will not cause detrimental effects beyond the district boundary lines.

502.2 USES AND STRUCTURES

A. Permitted Uses

A building may be erected, altered or used, and a lot may be used or occupied by one or more of the following:

1. Any production, manufacturing, processing, cleaning, testing, repair, storage, and distribution of materials, goods, foodstuffs, and products not involving a retail activity on the lot subject to all applicable provisions of Article 800.
2. Truck freight terminal.
3. Administrative activities in support of manufacturing or industrial activities.
4. Warehouse, wholesale sales, and/or storage.
5. Community utilities subject to the provisions of Section 701.10.
6. Office
7. Airport
8. Agricultural and horticultural activities subject to Article 800.
9. Lumber and coal yards, building material storage yards, contractor equipment and storage yards.
10. Laboratories; experimental, research, testing or manufacturing.
11. Municipal uses.
12. Miniwarehouse subject to the provisions of Section 710.1 herein.

B. Conditional Uses

1. Junk yard subject to the provisions of §703.3.
2. Open pit mining, strip and borrow mining subject to §703.4.

502.3 LOT AREA, LOT WIDTH, AND COVERAGE REQUIREMENTS

- A. The following requirements shall be observed.
 1. Minimum lot area: Two (2) acres.
 2. Minimum lot width at street line: One hundred (100) feet.
 3. Minimum landscape area: Twenty-seven (27) percent.

502.4 SETBACK REGULATIONS

- A. Front Yard. Front yard setback distances are determined by the kind of road or highway on which the property fronts as follows:
 1. Arterial: Eighty (80) feet from the street right of way line or ninety-five (95) feet from the street centerline, whichever is the greater.
 2. Collector: Seventy (70) feet from the street right of way line or eighty-five (85) feet from the street centerline, whichever is the greater.
 3. Local: Sixty (60) feet from the street right of way line or seventy-five (75) feet from the street centerline, whichever is the greater.
- B. Side Yard. A minimum of fifty (50) feet each side.
- C. Rear Yard. A minimum of fifty (50) feet in depth.
- D. No building or structure shall be located nearer than two hundred (200) feet to an existing residential building unless the owner of such residence waives this restriction in writing to the Board of Supervisors.

502.5 BUILDING HEIGHT REGULATIONS

- A. The maximum building height shall be fifty (50) feet.
- B. The maximum building height may, by conditional use approval, be

increased to a maximum of seventy-five (75) feet if the applicant demonstrates compliance with all of the following:

1. The required front yard setback shall be increased by a minimum of fifteen (15) feet.
2. All structures shall comply with the Township Building Code, codified as Chapter 51 of the Code of Ordinances, and with all other applicable fire and life safety requirements.
3. Building design and site layout shall include safeguards to provide adequate emergency access to the building and all portions of the lot.

502.6 OFF-STREET PARKING REGULATIONS as provided for in §707

502.7 SIGN REGULATIONS as provided for in §708.

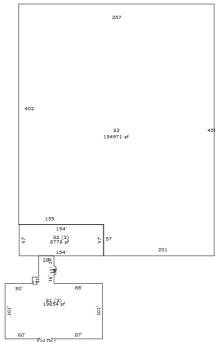
502.8 PERFORMANCE STANDARDS as provided for in Article 800.

Property Information

Property ID	300-73489-0-0000	Property Use	500 - COMM-RETAIL
Tax Year	2018 <input type="button" value="▼"/>	Land Use	550 -
Township	300 West Hempfield Twp		STORAGE/DISTRIBUTION
Site Address	700 INDIAN SPRINGS DR		CENTER
		Tax Status	Taxable
		Clean & Green	No

Property Sketches & Photos

1



Parcel photo



Parcel photo



Related Names

Parcel Owner	INDIAN SPRINGS DRIVE LLC, 700 INDN SPRINGS DR LANCASTER, PA 17601
Status	Current

Assessments

Annual Billing

	Land	Building	Total	Pref. Land	Pref. Building	Pref. Total
Non-Exempt	926,000	9,896,700	10,822,700	0	0	0
Exempt	0	0	0	0	0	0
Total	926,000	9,896,700	10,822,700	0	0	0

Note: Preferential assessment values are used for taxation when preferential values are greater than zero.

Property Characteristics

Electric	Gas	Sewage	Water
HOOKED-UP	PUBLIC SYSTEM	PUBLIC SYSTEM	PUBLIC SYSTEM

Market Land Valuation

Property Type	Land Type	Sq. Ft.	Calc. Acres
COM - Commercial	2 - PRIMARY HOMESITE	217,800	5.0000
COM - Commercial	1 - PRIMARY CROPLAND	470,448	10.8000

Structure 1 of 2

Property Type	Description	Finished Sq. Ft	Year Built
COM - Commercial	1/1 OFFICE #1	237,347	2007

Section 1

Occupancies

Occupancy	Finished Area	Wall Height
344 - Office Building	19,854 Sq. Ft.	14
344 - Office Building	35,960 Sq. Ft.	14
344 - Office Building - Unfinished Basement	11,000 Sq. Ft.	14

Elevators

Passenger #	2.00 Units
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Exterior Walls

Brick, Solid	55814.00 Sq.Ft.
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Heating, Cooling & Ventilation

Warmed and Cooled Air	55814.00 Sq.Ft.
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Sprinklers

Wet Sprinklers	55814.00 Sq.Ft.
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Section 2

Occupancies

Occupancy	Finished Area	Wall Height
344 - Office Building	17,670 Sq. Ft.	14
344 - Office Building	5,835 Sq. Ft.	14
406 - Storage Warehouse	3,000 Sq. Ft.	14

Elevators

Passenger #	1.00 Units
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Exterior Walls

Concrete, Precast Panels	26505.00 Sq.Ft.
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Sprinklers

Wet Sprinklers	26505.00 Sq.Ft.
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Heating, Cooling & Ventilation

Warmed and Cooled Air	26505.00 Sq.Ft.
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Section 3

Occupancies

Occupancy	Finished Area	Wall Height
406 - Storage Warehouse	155,028 Sq. Ft.	40

Exterior Walls

Concrete, Precast Panels	155028.00 Sq.Ft.
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Miscellaneous

16	29.00 Units
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Heating, Cooling & Ventilation

Warmed and Cooled Air	155028.00 Sq.Ft.
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Sprinklers

Wet Sprinklers	155028.00 Sq.Ft.
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Structure 2 of 2

Property Type	Description	Finished Sq. Ft	Year Built
COM - Commercial	Detached Structure #1	196,000	2007

Other / Miscellaneous

056 - Paving, Asphalt	196000.00 Square Ft.
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No Exemptions

Sales History

Year	Document #	Sale Type	Sale Date	Sold By	Sold To	Price
2008	05707967		5/22/2008	INDIAN SPRINGS DRIVE	EDC FINANCE CORP OF LANCASTER	\$1
2008	05707969		5/22/2008	EDC FINANCE CORP OF L	INDIAN SPRINGS DRIVE LLC	\$1
2007	05616598		5/7/2007	CHRYST J FREELAND-A	CHRYST HOLDINGS LLC	\$1
2007	05605731		3/28/2007	ROSECLIFF REAL ESTATE	CHRYST DANA	\$1
2006	05559489		9/28/2006	MURRY EMANUEL E	CHRYST DANA	\$2,618,550

Billing

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Billing Pd.	Tax Billed	Discount/Pen.	Total Billed	Total Paid	Balance Due	Date Paid
January	\$47,197.80	(\$943.96)	\$46,253.84	\$46,253.84	\$0.00	4/12/2018

Note: Payment amounts may only reflect the Lancaster County amounts

Tax Amounts - January

Fund Desc.	Rate Type	Tax Rate	2% Discount if paid by 4/30/2018	Base Tax if paid by 6/30/2018	10% Penalty if paid after 6/30/2018
West Hempfield Twp	Millage	1.450000	\$15,379.06	\$15,692.92	\$17,262.21
Lancaster County	Millage	2.911000	\$30,874.78	\$31,504.88	\$34,655.37
Total			\$46,253.84	\$47,197.80	\$51,917.58

Contact Information

Please contact the following person or office with any questions regarding county collected current year taxes or for tax certification requests.

Lancaster County Treasurer
 County & Municipal Tax Bill
 P.O. Box 3894
 LANCASTER, PA 17604
 (717) 299-8222

Tax certification overnight requests can be sent to...

Lancaster County Treasurer
 150 North Queen Street, Suite 122
 Lancaster, PA 17603

Mail current year, county & municipal real estate tax payments to...

Lancaster County Treasurer
 P.O. Box 3894
 Lancaster, PA 17604

No Delinquent Taxes

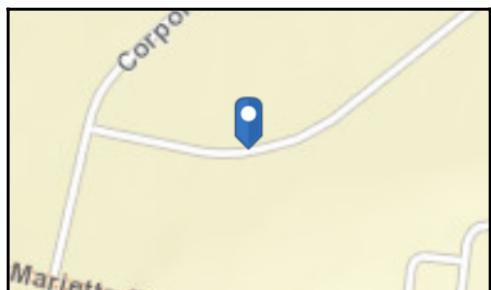
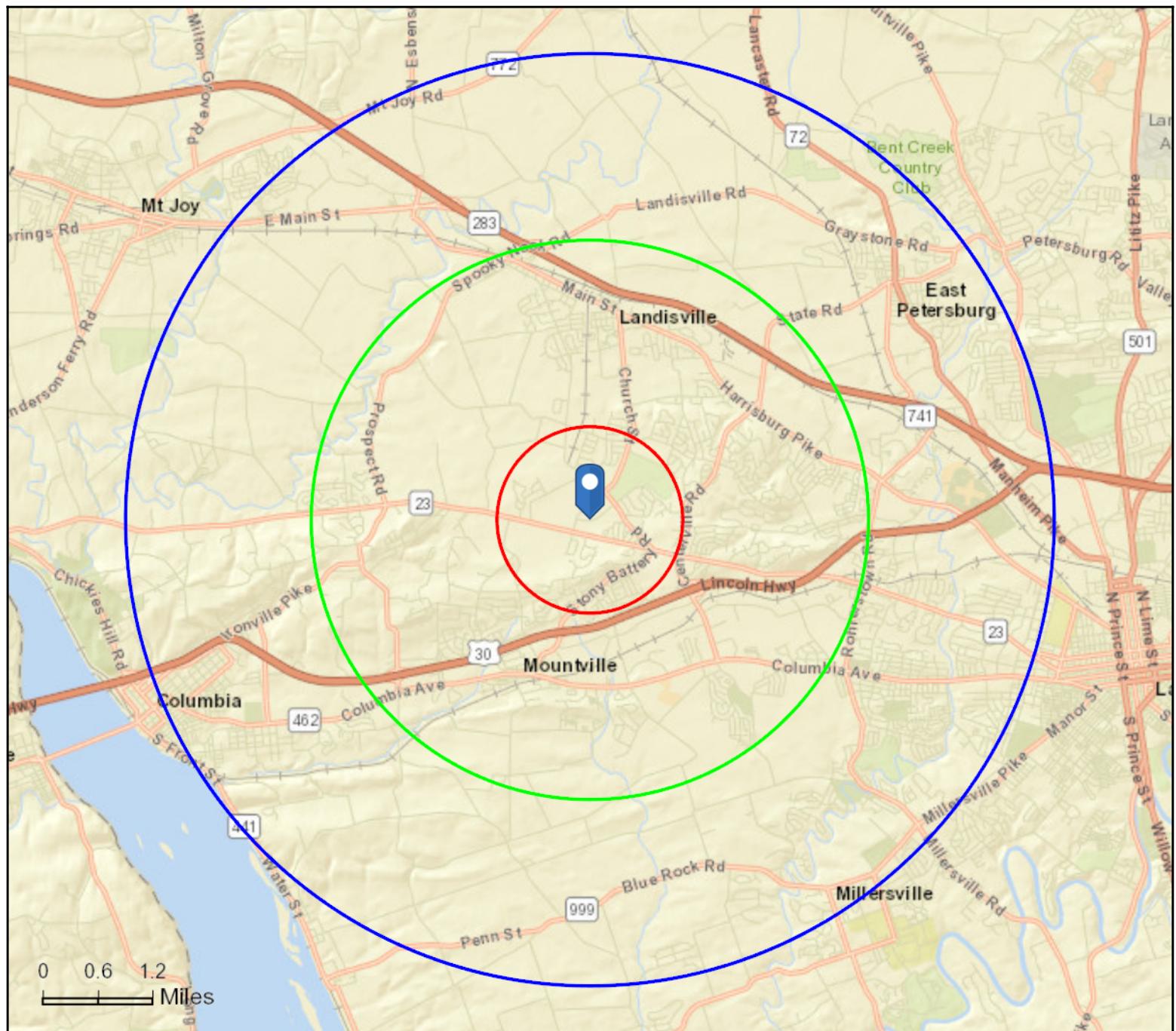
700 Indian Springs Dr, Lancaster, Pennsylvania, 17601

Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 40.06293

Longitude: -76.41620



	1 mile	3 miles	5 miles
Population			
2000 Population	5,185	31,250	74,339
2010 Population	5,541	35,633	81,026
2018 Population	5,818	37,808	85,518
2023 Population	6,030	39,198	88,394
2000-2010 Annual Rate	0.67%	1.32%	0.87%
2010-2018 Annual Rate	0.59%	0.72%	0.66%
2018-2023 Annual Rate	0.72%	0.72%	0.66%
2018 Male Population	49.4%	48.7%	48.4%
2018 Female Population	50.6%	51.3%	51.6%
2018 Median Age	44.1	44.4	43.4

In the identified area, the current year population is 85,518. In 2010, the Census count in the area was 81,026. The rate of change since 2010 was 0.66% annually. The five-year projection for the population in the area is 88,394 representing a change of 0.66% annually from 2018 to 2023. Currently, the population is 48.4% male and 51.6% female.

Median Age

The median age in this area is 44.1, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	89.8%	88.3%	85.8%
2018 Black Alone	2.6%	3.0%	4.0%
2018 American Indian/Alaska Native Alone	0.1%	0.2%	0.2%
2018 Asian Alone	4.2%	4.0%	3.3%
2018 Pacific Islander Alone	0.0%	0.0%	0.0%
2018 Other Race	1.3%	2.3%	3.7%
2018 Two or More Races	2.0%	2.3%	2.8%
2018 Hispanic Origin (Any Race)	5.2%	7.0%	9.9%

Persons of Hispanic origin represent 9.9% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 39.2 in the identified area, compared to 64.3 for the U.S. as a whole.

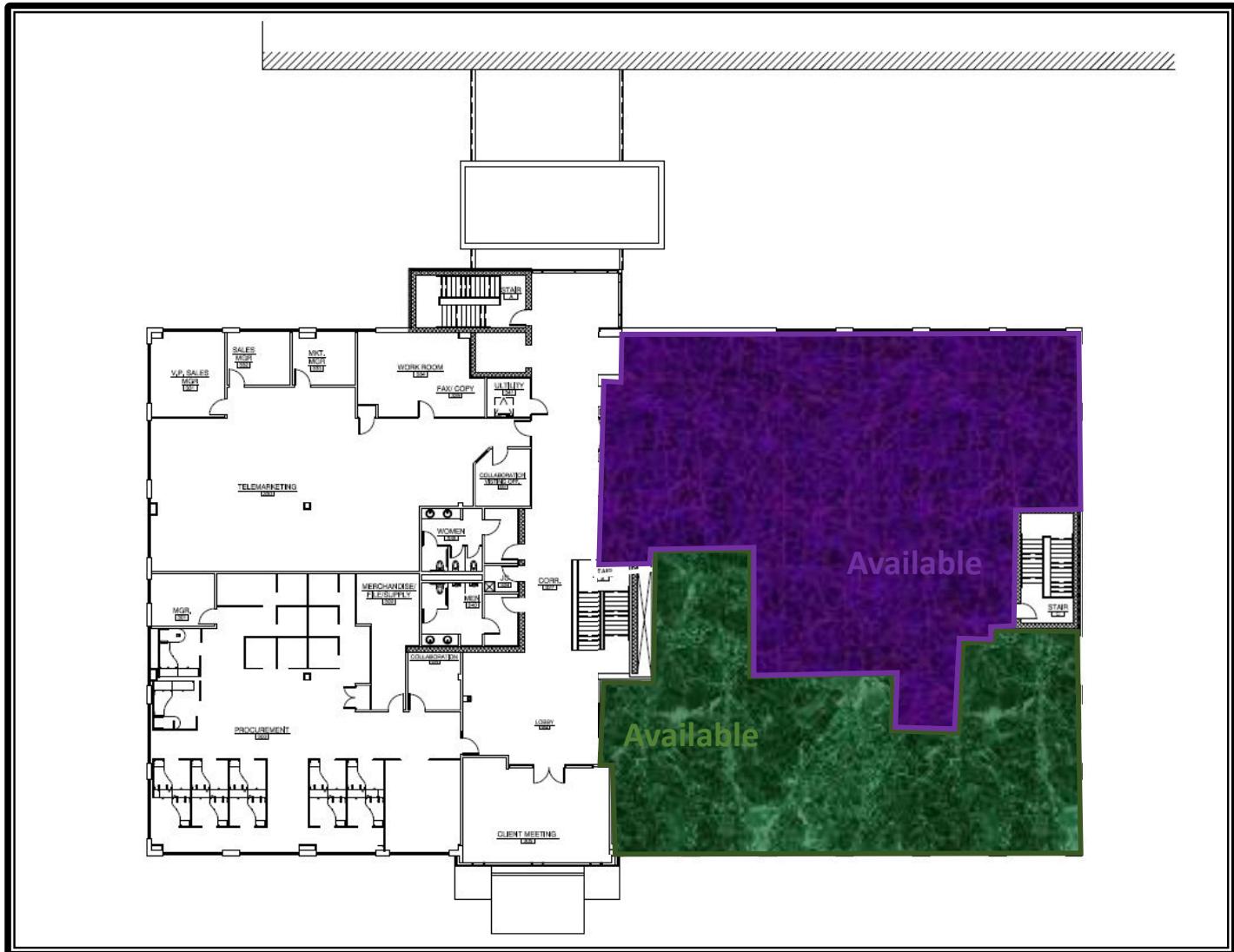
Households

2000 Households	1,862	11,757	29,102
2010 Households	2,042	13,914	32,593
2018 Total Households	2,133	14,672	34,252
2023 Total Households	2,207	15,167	35,346
2000-2010 Annual Rate	0.93%	1.70%	1.14%
2010-2018 Annual Rate	0.53%	0.65%	0.60%
2018-2023 Annual Rate	0.68%	0.67%	0.63%
2018 Average Household Size	2.73	2.56	2.47

The household count in this area has changed from 32,593 in 2010 to 34,252 in the current year, a change of 0.60% annually. The five-year projection of households is 35,346, a change of 0.63% annually from the current year total. Average household size is currently 2.47, compared to 2.46 in the year 2010. The number of families in the current year is 23,231 in the specified area.

	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$90,934	\$79,949	\$68,480
2023 Median Household Income	\$100,117	\$87,491	\$76,613
2018-2023 Annual Rate	1.94%	1.82%	2.27%
Average Household Income			
2018 Average Household Income	\$110,079	\$100,802	\$88,882
2023 Average Household Income	\$121,661	\$112,422	\$99,434
2018-2023 Annual Rate	2.02%	2.21%	2.27%
Per Capita Income			
2018 Per Capita Income	\$40,275	\$39,295	\$35,797
2023 Per Capita Income	\$44,438	\$43,670	\$39,939
2018-2023 Annual Rate	1.99%	2.13%	2.21%
Households by Income			
Current median household income is \$68,480 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$76,613 in five years, compared to \$65,727 for all U.S. households			
Current average household income is \$88,882 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$99,434 in five years, compared to \$96,109 for all U.S. households			
Current per capita income is \$35,797 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$39,939 in five years, compared to \$36,530 for all U.S. households			
Housing			
2000 Total Housing Units	1,883	12,015	30,020
2000 Owner Occupied Housing Units	1,707	9,886	21,854
2000 Renter Occupied Housing Units	155	1,871	7,248
2000 Vacant Housing Units	21	258	918
2010 Total Housing Units	2,092	14,369	33,960
2010 Owner Occupied Housing Units	1,860	11,226	23,785
2010 Renter Occupied Housing Units	182	2,688	8,808
2010 Vacant Housing Units	50	455	1,367
2018 Total Housing Units	2,188	15,169	35,732
2018 Owner Occupied Housing Units	1,921	11,590	24,381
2018 Renter Occupied Housing Units	212	3,082	9,871
2018 Vacant Housing Units	55	497	1,480
2023 Total Housing Units	2,299	15,750	36,988
2023 Owner Occupied Housing Units	1,992	12,049	25,278
2023 Renter Occupied Housing Units	215	3,119	10,068
2023 Vacant Housing Units	92	583	1,642

Currently, 68.2% of the 35,732 housing units in the area are owner occupied; 27.6%, renter occupied; and 4.1% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 33,960 housing units in the area - 70.0% owner occupied, 25.9% renter occupied, and 4.0% vacant. The annual rate of change in housing units since 2010 is 2.29%. Median home value in the area is \$196,815, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 1.94% annually to \$216,677.





1853 William Penn Way
Lancaster, PA 17601

717.291.2284
FAX 717.293.4488
1.800.638.4414

5000 Ritter Road
Suite 201
Mechanicsburg, PA 17055
717.697.2422
FAX 717.697.0870
1.800.213.0094

495 Highlands Boulevard
Suite 103
Coatesville, PA 19320
610.380.8437
FAX 610.380.0583

11020 David Taylor Drive
Suite 130
Charlotte, NC 28262
704.688.0800
FAX 704.688.0801

6497 Parkland Drive
Suite E
Sarasota, FL 34243
941.756.5599
FAX 941.758.7614

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